



STAFF REPORT

HEARING DATE: Planning Commission: September 18, 2013
City Council First Reading of Ordinance: October 15, 2013

TO: Planning Commission and City Council

FROM: Steve Regner, Planning Technician

APPLICATION: **SNC2013-0001 — SW Weir Road to SW Old Weir Road**

REQUEST: Request for street name change of Weir Road between Murray Boulevard and Dapplegrey Loop. Polygon Northwest is proposing that this section of Weir Road be changed to Old Weir Road.

PROPERTY OWNER: City of Beaverton (administrator of public right-of-way)
PO Box 4755
Beaverton, OR 97076

APPLICANT: Polygon Northwest
109 East 13th Street
Vancouver, WA 98660

APPLICANTS
REPRESENTATIVE: MGH Associates
104 W. 9th St, Suite 207
Vancouver, WA 98660

AUTHORIZATION: Beaverton City Code

APPROVAL CRITERIA: Beaverton City Code, Section 9.02.060

RECOMMENDATION: **APPROVAL of SNC2013-0001 — SW Weir Road to SW Old Weir Road**, subject to conditions identified at the end of this report.

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APPLICATION PROCESSING

Subject Application:

The Street Name Change, in accordance with Section 9.02.060 C of the City Code requires a public hearing before the Planning Commission. Notice has been given of the Commission's hearing on September 18, 2013. The Planning Commission, after the public hearing, shall provide a recommendation to the City Council. Pursuant to Section 9.02.060, "the City Council shall have complete legislative discretion to change the name of any street in the City." The Council is the final decision maker and may choose to approve, approve with conditions, or deny the proposed street name change. The first reading of the ordinance by City Council is scheduled for October 15, 2013.

Public Notice:

1. Mailed notice to property owners fronting the street on August 20, 2013. Additional public notice, beyond the minimum notice requirement, was provided to the owners of property within 500 feet of Weir Road between Murray Boulevard and Dapplegrey Loop.
2. Legal notice was published in the Valley Times on August 22, 2013.
3. Mailed notice to the Beaverton Post Office, WCCCA, and TVF&R on August 20, 2013.

BACKGROUND INFORMATION

Summary & Background

Polygon Northwest is requesting approval of a street name change for one block of SW Weir Road between SW Murray Boulevard and SW Dapplegrey Loop. As part of the Forest Glen subdivision south of Weir Road, the eastern leg of Weir Road at Murray Boulevard will be realigned to connect to the currently signalized intersection of Murray Boulevard and Weir Road (western leg). This realignment is identified in the City of Beaverton's Comprehensive Plan, and is currently under construction. This realignment of Weir Road results in duplicate segments of Weir Road east of Murray Boulevard. The street name change is proposed in order to eliminate duplicate street names and to avoid confusion for the public and emergency response.

Affected Addresses:

No existing or proposed lots are addressed on the subject portion of Weir Road. Therefore, no lots will be affected by this name change.

Public Contact:

No public testimony has been received.

FINDINGS

(Analysis)

Criteria for Approval:

Section 9.02.060 of the Beaverton Code identifies criteria for approval and also states that any request for a street name change must meet the requirement of Section 9.02.050. The criteria are listed below. The Planning Commission and City Council must find that the proposal meets all of the following criteria.

SECTION 9.02.050: Selection of Street Names

A. "Streets shall be named in accordance with the "Street Name Plan" developed by the planning department and approved by the Council."

Facts and Findings:

The request to change the name of Weir Road to Old Weir Road meets the policies and guidelines of the Community Street Name Plan (CSNP). The CSNP consists of a Street Name Districts Map and street naming policies and guidelines to meet the purpose of the CSNP, which is to reduce the potential for confusion and to improve the delivery of emergency services.

The subject segment of Weir Road is located in the horse themed district of the Street Name Plan (Exhibit 3). Although 'Old Weir' does not fit in the horse theme of the Street Name Plan, the proposed name acknowledges the history of this segment of road, acting as a major east-west thoroughfare until the development of the Forest Glen subdivision. The proposed name Old Weir Road is not used elsewhere in Washington County as a street name, and received approval from Washington County Consolidated Communications.

Staff finds that the street name change is necessary to eliminate duplicate street names and reduce confusion in the delivery of emergency services. In this case, a new road segment, located just south of the subject street segment, will be dedicated and named Weir Road. These streets will intersect at the eastern terminus of the subject street segment. A street name change from Weir Road to Old Weir Road will avoid confusion of the public and emergency services in responding to a call for service. The potential for confusion will be reduced by having different street names.

Therefore, staff finds that the criterion is met.

B. “Designators such as road, avenue, or lane for new streets shall conform to the ‘Street Name Plan.’”

Facts and Findings:

The CSNP’s Street Designator Policy indicates that “Road” can be used for major east/west streets providing through traffic movement across the community. The subject portion of Weir Road runs east/west and will still provide access to Murray Boulevard. The proposal of Old Weir Road meets the requirements for street designation with the use of Road as the street designation.

Therefore, staff finds that the criterion is met.

C. A street name proposal pursuant to the “Street Name Plan” shall be submitted to the Mayor prior to final approval of the street name by the Planning Commission or Council pursuant to subsection D. The Mayor may recommend rejection of a proposed street name that in the Mayor’s judgment would tend to cause confusion, error or delay in matters affecting public safety.”

Facts and Findings:

The Planning Director of the City of Beaverton, under the authorization of the Mayor, has reviewed this application for a street name change, as requested by Polygon Northwest. Staff has evaluated the street name change and find that the proposed name change to Old Weir Road will eliminate duplicate road names and will help to prevent undue confusion, error, and delay in matters affecting public safety.

Therefore, staff finds that the criterion is met.

D. “The Planning Commission may approve all street names proposed as part of the subdivision approval process; all other street names shall be approved by the Council.”

Facts and Findings:

The proposed street name change affects an existing street. The change is not proposed as part of a subdivision application. Therefore, City Council’s action on the street name is necessary.

Therefore, staff finds that the criterion is met.

SECTION 9.02.060: Change of Street Names

C.4. “No recommendation for a name change shall be made unless the Planning Commission finds that a strong public need for the change exists.”

Facts and Findings:

Staff finds that a street name change is necessary for Weir Road due to the street name duplication created by the Forest Glen Subdivision. Having two streets of the same name and served by the same emergency service providers may cause confusion and delay in the provision of emergency services. A name change for Weir Road to Old Weir Road will eliminate the confusion. The choice of Old Weir Road as the new street name does not conflict with any existing street names.

Staff finds that in order to prevent confusion and delay in emergency services, there is a strong public need for the use of a different street name for Weir Road. The specific proposal to change Weir Road to Old Weir Road complies with the provisions of the Street Name Plan and will meet the public need.

Therefore, staff finds that the criterion is met.

CONCLUSION

Based on the facts and findings presented, staff concludes the proposal, **SNC2013-0001 — SW Weir Road to SW Old Weir Road**, meets the criteria for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **SNC2013-0001 — SW Weir Road to SW Old Weir Road**, with the following conditions:

1. The street name of “Old Weir Road” is hereby established as the new name of the street, as shown on Exhibit “1.”
2. The applicant shall be responsible for replacing the existing Weir Road street name signs with Old Weir Rod street name signs within 10 business days of the effective date of adopted ordinance.
3. The applicant shall submit to the Washington County Records and Elections Department, the adopted ordinance approving the street name change.

EXHIBITS

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| Exhibit 1. | Vicinity Map |
| Exhibit 2. | Beaverton Code; Chapter 9.02 |
| Exhibit 3. | Community Street Name Plan |
| Exhibit 4. | Applicant’s Narrative |
| Exhibit 5 | Forest Glen Subdivision Map |
| Exhibit 6 | Forest Glen Conditions of Approval; Portion containing Street Name Change Condition |